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DESIGN EXCELLENCE

Durham Appearance Commission

MINUTES

March 18, 2009

Conference Room GA

Ground Floor, City Hall

Approved 4/15/09

Members Present: Nakira Carter
John Compton
Shannon Currey
John Felton
Howard Holcomb
Mark Hough
Howard Partner
Jimmy Powell
Lesley Stobert
Susan Straw
John Wood

Members Absent: Derek Jones
Jonathan Parsons (excused)
Kevin Turner (excused)
Rebecca Wellborn (excused)

Staff Present: Anne Kramer

Guests Present: Jose McNeil, DOST
Zack Abegunrin, NCCU
Lauren Rockart, Lord Aeck Sargent
Scott O'Brien, Lord Aeck Sargent
John Kisner, Lord Aeck Sargent
Cindy Szwarczkop, Stewart Engineering
Walter Lennon, NCCU
Douglas Hall, BBH Design
Eric Frazier, NCCU
Chetan Potdar, BBH Design
Tim McMillen, NCCU
Stana Huggens, NCCU
Robert Shunk, HadenStanziale
David Ridout, ESP
Luis Tochiki, Neighboring Concepts
Eric Davis, LHPA

Heather Schroeder, UNC-DCRP
Richard Cox, UNC-DCRP
Nora Lenahan, UNC-DCRP
Terry Boylan, ESP

I. Chair Compton called the meeting to order at 5:35 pm.

II. Project Reviews: Due to the number of project reviews and guests present, these were begun immediately.

Tim McMullen, University Architect for NCCU, provided an overview and some background on the three NCCU projects related to the Campus Master Plan and Guidelines. He described where the projects are located in relationship to one another and explained that some of the key Campus elements including precincts, pedestrian scale and attractive facades and view.

A. **NCCU Latham Parking Deck-** Luis Tochiki with Neighborhood Concepts, presented the deck and building which includes 750 cars on five levels with a mixed use component (book store and police substation) fronting on Lawson Street. The project also includes some surface parking on the east side of the project. The Lawson street frontage has 26 feet of grade change and will include two pedestrian plaza areas. Handicapped accessibility will be through an elevator on the south west corner of the deck. Terry Boylan with ESP discussed some of the civil engineering and landscape architectural features. There are existing overhead and underground utilities along Lawson and in the surface lot that will restrict some of the planting opportunities. Following Q and A and comments, *Hough made a motion to approve the project with comments. Currey seconded and the motion passed unanimously.*

B. **NCCU Chidley Residence Hall-** Scott O'Brien with Lord Aeck Sargent described the project and building as a 520 bed residence hall at the NE corner of campus. It will be three stories on the ends and four stories in the middle and oriented in a u-shape, centered on the existing portion of the building that will remain. A courtyard space will occur in the opening between the two buildings with the main access occurring through a plaza in the center of this space. The materials of the building will relate to the existing building (brick, precast to match the limestone and zinc roofing). Glass elements, which will serve as study rooms, will project out on the north and south elevations are key design elements. The dormers are also strong design elements and Scott O'Brien indicated that they were still studying the forms of the dormers. Robert Shunk with Haden Stanziale explained some of the features of the site including the courtyard spaces oriented around several large specimen trees, the service / accessible parking area and the street frontage on Alston Avenue. He also described the main pedestrian routes from the building to campus and indicated that there may be some options for the alignment of the ramps and walls on the West side of the building. The existing parking on site will be taken out to make room for the building and the new parking deck on Lawson will serve this building. Student move-in operations could occur on a temporary basis via the service drive and fire lanes also on the west side. Street trees will be provided behind the road RW and will

be coordinated with the adjacent projects and School of Nursing. Alternative alignment of the sidewalk along Alston Avenue is not feasible due to existing utilities and complications dealing with NCDOT RW. There is potential for a rain garden in the area between the building and Alston Ave. Following Q and A, and comments, *Carter made a motion to approve the project with comments. Currey seconded and the motion passed unanimously.*

- C. **NCCU School of Nursing- Douglas Hall with BBH** presented the architecture for the project. The existing church on the site will be relocated and the new building will be located south of the new Chidley Residence Hall previously reviewed. A future building will go between these two buildings and will need to bridge the two architectural styles. The School of Nursing will be striving for LEED silver certification. The small side of the building will face Alston and overall it is taking on elements of the Law School in terms of window spacing and materials. The forms of the building are intended to bring in symbolism related to nursing. Two different brick colors will be used and it was explained that they would not be as exaggerated as the renderings depicted. Eric Davis with Lappas and Havener presented the site plan and landscape concept. It was explained that the drive on the north side of the building may be upgraded to be more pedestrian friendly as part of the future building project and was needed now as a fire lane and service access to other buildings. He also explained that the walls extending from the building will be made of brick to match the building and will serve as amphitheater seating since there is a large grade change from east to west. After Q and A and comments, *Carter made a motion to approve with comments. Hough seconded, and the motion passed unanimously.*

III. Approval of Minutes

Currey made a motion to pass the Minutes of the February 18 meeting as written. Felton seconded, and the motion passed unanimously.

IV. Supplemental Meeting Discussion- Following the reviews, Chair Compton noted that it was already well past 7:30 and opened for discussion the possibility of a follow up meeting to conduct the remainder of the business. Following discussion, April 1 was scheduled for a supplemental meeting.

Adjournment: The meeting was adjourned at approximately 8:00.

Respectfully submitted,
John Wood